



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **7 Cheviotdale, Hull, HU7 4AW Offers in the region of £155,000**

- NO ONWARD CHAIN - CORNER PLOT DORMER BUNGALOW - DETACHED GARAGE - PERFECT FOR A FIRST TIME BUYER OR FAMILY - GOOD SCHOOL CATCHMENT AREA -

Nestled in the charming Sutton park area of Hull, this delightful house offers a fantastic opportunity for those seeking a new home. Boasting two reception rooms, three spacious bedrooms, and a well-appointed bathroom, this property is perfect for a family or a first-time buyer looking to settle down and put their own stamp on their own property.

Situated on a huge plot, close to a wealth of local amenities such as schools, shops, public transport etc. this house features a large wrap-around garden, providing ample space for outdoor activities and relaxation. With a garage and off-street parking at the rear, convenience is at the forefront of this property.

Although the house requires a degree of modernising, it is attractively priced with this in mind, offering the chance to create a personalised living space tailored to your tastes and preferences. The three double bedrooms provide flexibility and comfort, ensuring that everyone in the household has their own private sanctuary.

With no onward chain, the process of making this house your home is made even smoother. Don't miss out on the excellent potential this property holds - seize the opportunity to transform this house into your dream abode in the heart of Cheviotdale.



## GROUND FLOOR

### ENTRANCE HALL

With stairs to the first floor and understairs storage cupboard

### LOUNGE

17'9 max x 10'9 max (5.41m max x 3.28m max )

An excellent sized reception room with gas fireplace and sliding doors to the dining room



### DINING ROOM

9'11 max x 10'10 max (3.02m max x 3.30m max )

With door to the kitchen



## KITCHEN

10'10 max x 12'11 max (3.30m max x 3.94m max )

Spacious kitchen with a range of eye and base level units with complementing work surfaces, integrated fridge and freezer, stainless steel sink and drainer unit, electric oven, induction hob with overhead extractor fan, plumbing for washing machine and sliding doors to the rear garden



## BATHROOM

A modern bathroom with vanity handbasin unit housing the low-level WC, heated towel rail, panelled bath with overhead shower attachment and tiles from floor to ceiling



## FIRST FLOOR

### LANDING

With large over stairs storage cupboard

### BEDROOM ONE

9'5 max x 15'0 max (2.87m max x 4.57m max )

An excellent sized double bedroom with fitted wardrobes





### BEDROOM TWO

10'4 max x 15'0 max (3.15m max x 4.57m max )

A second good size double bedroom with fitted wardrobes

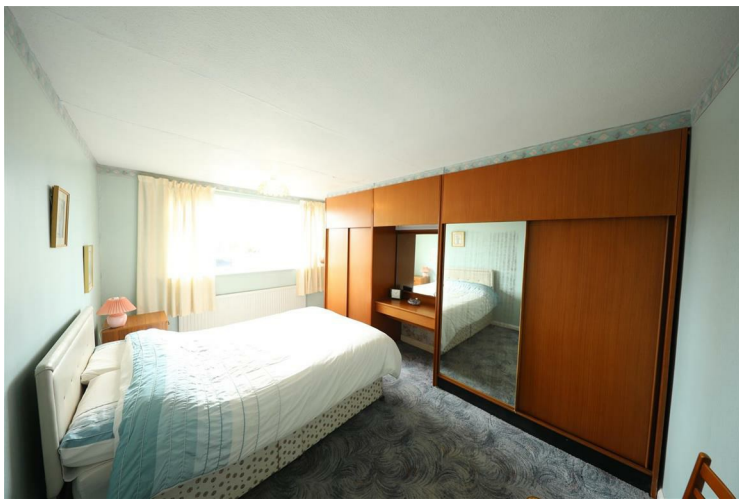


### PLOT



### GARAGE

There is a single brick built garage and parking space to the rear providing of street parking and external storage space



### BEDROOM THREE

11'1 max x 13'11 max (3.38m max x 4.24m max )

A third double bedroom with fitted wardrobes



### OUTSIDE

The property benefits from a huge wrap around garden providing amazing space to relax or entertain guests



#### **CENTRAL HEATING**

The property has the benefit of gas central heating (not tested).

#### **DOUBLE GLAZING**

The property has the benefit of double glazing.

#### **TENURE**

Symonds + Greenham have been informed that this property is Freehold

If you require more information on the tenure of this property please contact the office on 01482 444200.

#### **COUNCIL TAX BAND**

Symonds + Greenham have been informed that this property is in Council Tax Band B

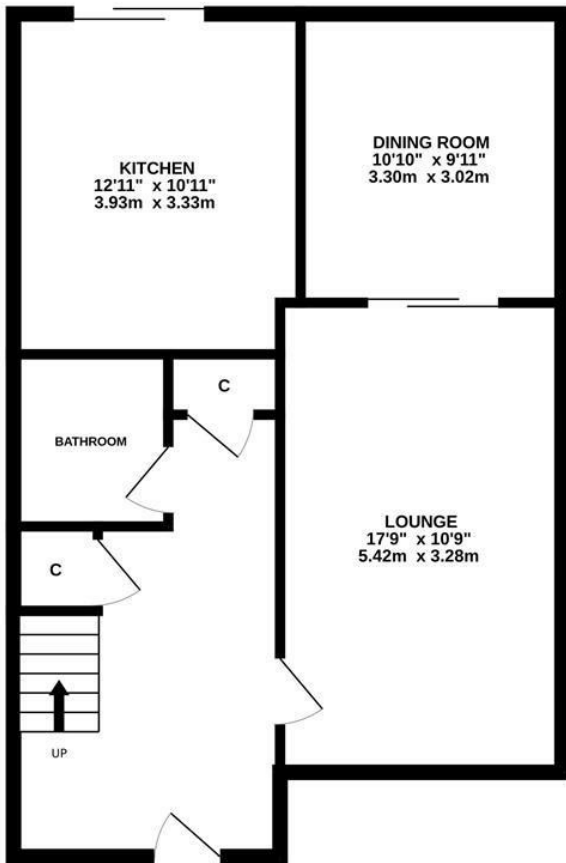
#### **VIEWINGS**

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

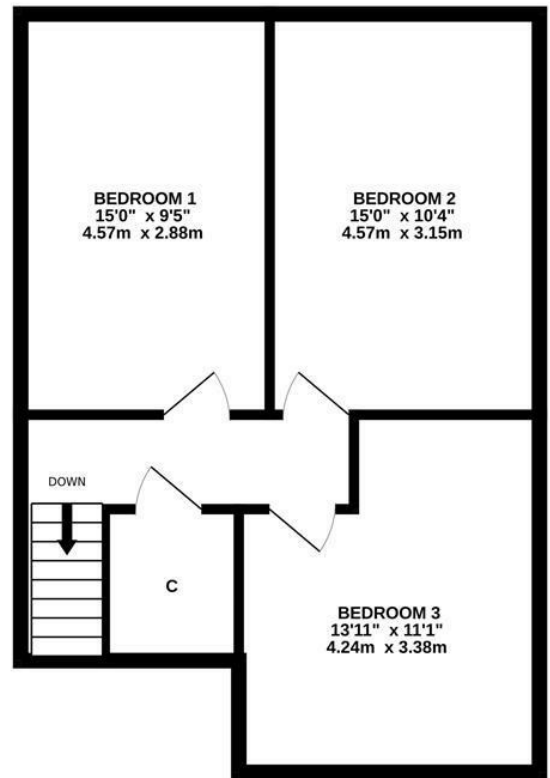
#### **DISCLAIMER**

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

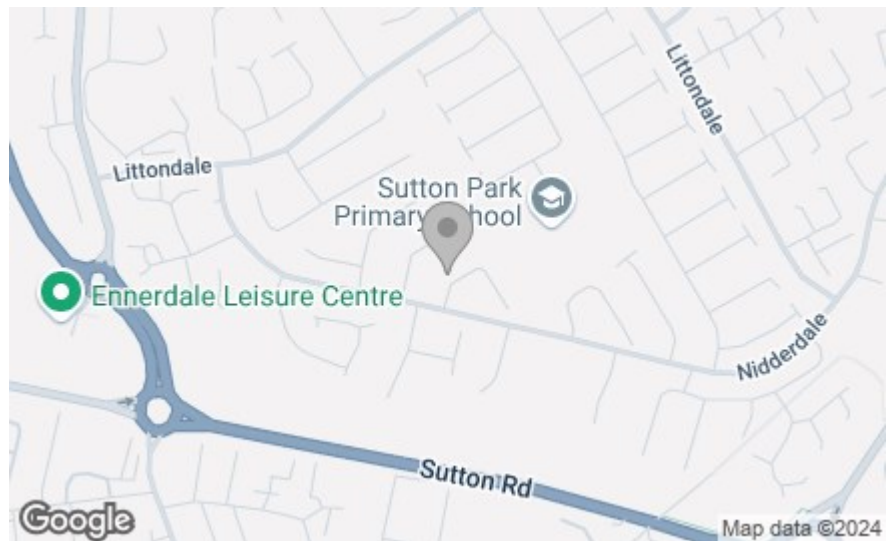
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(82 plus) A	83
(81-81) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
48	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(02 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
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England & Wales	EU Directive 2002/91/EC